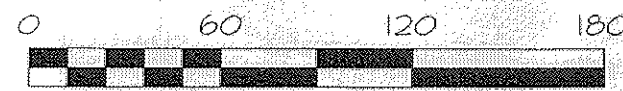


NORTH PER PLAT J.L.R. 113-15



LAND OF THOMAS J.L.R. 1665-452 ZONED B-2

LAND OF THOMAS J.L.R. 1665-452 ZONED B-2

LAND OF MILTON AVENUE LLC OPEN SPACE FINAL PLAT THREE-PHASE I FALLSTON CROSSING PLAT J.L.R. 108-50 ZONED B-2 AND R-2

OPEN SPACE FALLSTON CROSSING PLAT J.L.R. 113-15 ZONED R-2

REVISED FINAL PLAT THREE-PHASE I FALLSTON CROSSING PLAT J.L.R. 113-15 ZONED R-2

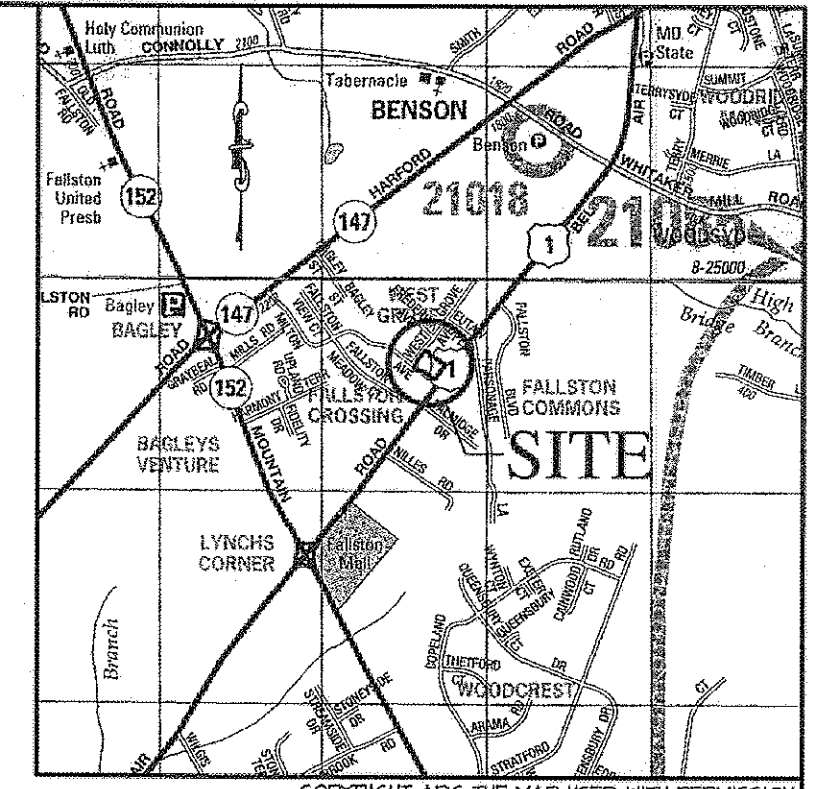
MILTON AVENUE

AVENUE

BEL AIR ROAD-U.S. ROUTE #1
S.E.C. PLAT #412 AND #413

ADJOINER LIST

| TAX MAP / PARCEL | OWNER | DEED REF. | PLAT REF. | ZONED | ADDITIONAL INFORMATION |
|----------------------|------------------------------------|-----------------|--------------------------------|-------|------------------------------|
| TM#55-P#850 | 2110 BEL AIR ROAD LLC | G.S.H. 2873/206 | J.L.R. 113-15 | B-3 | PARCEL 2 2010 BEL AIR ROAD |
| TM#55-P#850 | MILTON AVENUE LLC | G.S.H. 4065/167 | J.L.R. 113-14 J.L.R. 113-15 | R-2 | OPEN SPACE FALLSTON CROSSING |
| TM#55-P#850 | ELYSE H. LEVY | J.L.R. 5495/481 | J.L.R. 110-74 | R-2 | LOT 56 128 MILTON AVENUE |
| TM#55-P#850 | BRIAN S. SCHORR JILL A. SCHORR | J.L.R. 5719/231 | J.L.R. 113-15 | R-2 | LOT 57 127 MILTON AVENUE |
| TM#55-P#850 | MILTON AVENUE LLC | G.S.H. 4065/167 | J.L.R. 113-15 | R-2 | OPEN SPACE FALLSTON CROSSING |
| TM#55-P#144 P#182 | STEPHEN THOMAS FREDERICK THOMAS | J.L.R. 1665/452 | D.S.V. 145-42 | B-3 | 1906 WEST GROVE AVENUE |
| TM#55-P#146 | 1914 BEL AIR ROAD LLC | G.S.H. 3086/302 | D.S.V. 145-42 | B-3 | 1914 BEL AIR ROAD |



LOCATION MAP
SCALE: 1" = 2000'

SITE DATA

- DEVELOPER/CONTRACT PURCHASER:
MILTON AVENUE LLC
4642 MILLENNIUM DRIVE, SUITE 300
BEL CAMP, MARYLAND 21011-1545
- PROPERTY ADDRESS:
1916 BEL AIR ROAD
FALLSTON, MARYLAND 21047
- PLAN PREPARED BY:
BAY STATE LAND SERVICES, INC.
P.O. BOX 853
BEL AIR, MARYLAND 21014-0853
(PH) 410-879-4747 (FAX) 410-420-3949
ATTN: MITCH ENOS
mitch@baystatelandservices.com
- TAX MAP/PARCEL/LOT:
TAX MAP #0055, PARCEL #0850, PARCEL 1
- DEED REFERENCE:
G.S.H. 4065/167
- PLAT REFERENCE:
J.L.R. 113-15
- ELECTION DISTRICT:
THIRD ELECTION DISTRICT
- EXISTING ZONING:
B-3
- SITE AREA:
1.4221 ACRES± (61413 S.F.±)
- NET TRACT AREA:
1.4221 ACRES± (61413 S.F.±)
- TOTAL AREA OF EXISTING FOREST:
0.00 ACRES±
- TOTAL AREA OF NON-TIDAL WETLANDS:
0.00 ACRES±
- TOTAL AREA OF NATURAL RESOURCE DISTRICT (NRD):
0.00 AC.±
- AREA TABULATION:
TOTAL PARCEL AREA=1.4221 ACRES±
TOTAL ROAD IMPROV. R/W AREA=0.00 ACRES±
TOTAL ENCLOSED AREA=1.4221 ACRES±
- BUILDINGS/LOT REGULATIONS:
B-3 ZONING
MIN. LOT AREA: N/A
MIN. LOT WIDTH: 50'
MIN. FRONT YARD: 25'
MIN. SIDE YARD: 5'
MIN. REAR YARD: 35'
MAX. HEIGHT: 9 STORIES
- EXISTING USE:
VACANT
- PROPOSED USE:
RESTAURANTS AND RETAIL BUILDING
- PARKING:
REQUIRED:
RESTAURANTS: 1 PARKING SPACE PER 200 SQ. FT. GROSS FLOOR AREA
4515 SQ. FT./200 SQ. FT.=22.58 OR 23 PARKING SPACES
RETAIL BUILDING: 1 PARKING SPACE PER 200 SQ. FT. GROSS FLOOR AREA
1600 SQ. FT./200 SQ. FT.= 8.0 OR 8 PARKING SPACES
31 TOTAL PARKING SPACES REQUIRED
PROVIDED:
71 TOTAL PARKING SPACES PROVIDED
(66 STANDARD SPACES AND 5 VAN ACCESSIBLE HANDICAPPED SPACES)
- BUILDINGS COVERAGE:
EXISTING:
MAXIMUM ALLOWED:
0.00 AC.±
39% OF TOTAL PARCEL AREA
0.35 X 1.4221 AC.±= 0.418 AC.±/21,640 SQ. FT.
PROPOSED:
0.105 AC.±/4575 SQ. FT. OR 21% OF TOTAL PARCEL AREA
LOT 1 COVERAGE=10%
LOT 2 COVERAGE=13%
LOT 3 COVERAGE=10%
- IMPERVIOUS AREA:
EXISTING:
0.136 AC.±/5904 SQ.FT.
PROPOSED:
1.026 AC.±/44,642 SQ. FT. OR 72% OF TOTAL PARCEL AREA
- THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION IS BASED ON AVAILABLE HARFORD COUNTY GIS INFORMATION, FIELD RUN TOPOGRAPHY AND FIELD WORK BY BAY STATE LAND SERVICES, INC.
- THERE IS NO 100 YEAR F.E.M.A. FLOODPLAIN LOCATED ON THIS SITE PER F.L.R.M.# 24025C0252 D EFFECTIVE DATE JANUARY 7, 2000.
- THERE ARE NO NON-TIDAL WETLANDS OR WATERS OF THE U.S. ON THIS SITE.
- THE PROPERTY BOUNDARY IS BASED A PLAT TITLED "REVISED FINAL PLAT THREE-PHASE I-FALLSTON CROSSING" AND RECORDED IN THE PLAT RECORDS OF HARFORD COUNTY, MARYLAND IN LIBER 133 FOLIO 15
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN AREAS OF SIGNIFICANT HABITAT FOR RARE, THREATENED, OR ENDANGERED SPECIES ON SITE.
- THERE ARE NO KNOWN HISTORIC SITES ON THE SUBJECT PROPERTY.
- THERE IS NO NATURAL RESOURCE DISTRICT LOCATED ON THIS SITE.
- THE PROPOSED WATER AND SEWER TO THE SITE SHALL BE PUBLIC AND LOCATED WITHIN A PUBLIC RIGHT-OF-WAY OR SHALL BE CONTAINED IN A DRAINAGE AND UTILITY EASEMENT. ALL ON-SITE WATER AND SEWER TO BE PRIVATE.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
- STORMWATER MANAGEMENT AS INDICATED ON THIS PLAN IS SUBJECT TO FINAL DESIGN.
- THERE ARE NO KNOWN WELL OR SEPTIC RESERVE AREAS LOCATED IN THE SUBJECT PROPERTY.
- THERE ARE NO EXISTING BUILDINGS LOCATED ON-SITE, UNLESS OTHERWISE NOTED.
- THIS PLAN IS SUBJECT TO REVISIONS.

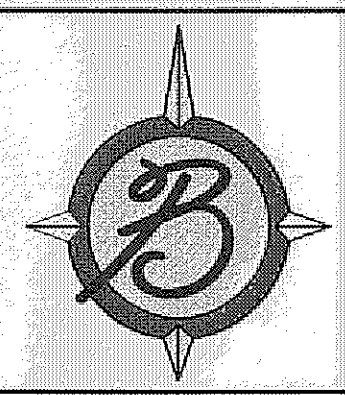
LEGEND

- EXISTING STORM DRAIN AND INLET
- PROPOSED STORM DRAIN AND INLET
- SOIL TYPE
- EXISTING CONTOURS
- PROPOSED PERMEABLE PAVING AND PERMEABLE CONCRETE
- PROPOSED LANDSCAPING/TREE
- PROPOSED LANDSCAPING/SHRUB
- EXISTING DRAINAGE & UTILITY EASEMENT
- PROPOSED DUMPSTER
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EXISTING SETBACK LINE
- PROPOSED SEWER/SEPTIC LINE
- PROPOSED WATER LINE
- EXISTING SEWER/SEPTIC LINE
- EXISTING WATER LINE

NOTES

THIS SITE COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

THE MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH PROVISIONS OF THE CODE



BAY STATE LAND SERVICES
Engineers * Surveyors * Planners * Architects * Geotechnical Testing
P.O. Box 853, Bel Air, Maryland 21014
2012 Rock Spring Road, Forest Hill, Maryland 21050
Phone: (410) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

DEVELOPMENT ADVISORY COMMITTEE PLAN
MILTON AVENUE COMMERCIAL NORTH
(PARCEL 1, REVISED FINAL PLAT THREE-PHASE I, FALLSTON CROSSING)
THIRD ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

| | | |
|-------------------------|--|---|
| RECEIVED OCT 23 2013 | DATE 4-25-13 SCALE 1"=30' DESIGNED BY CDC/ME DRAWN BY JSC | DRAWING NO. SP01 SHEET 1 OF 1 B.S.L.S. JOB NO. 13007 |
|-------------------------|--|---|